



FACILITIES MANAGEMENT

Independent School District No. 709

Located at: 101 East 3rd Street

Mailing Address: 215 North 1st Avenue East
Duluth, Minnesota 55802

Facilities Management (218) 336-8907

Safety & Health (218) 336-8700 ext. 3240

Maintenance (218) 336-8906

Operations (218) 336-8905

Fax (218) 336-8909

MEMORANDUM

To: Superintendent Dixon
School Board

From: Kerry M. Leider
Property and Risk Manager

Date: February 22, 2010

Re: Business Committee Agenda Item Section 5-Resolutions, Item P (Placeholder for Property Purchases Related to the LRFP) – Resolution B-2-10-2741 – Authorizing the Purchase of Real Property Located at 3322 Vernon Street.

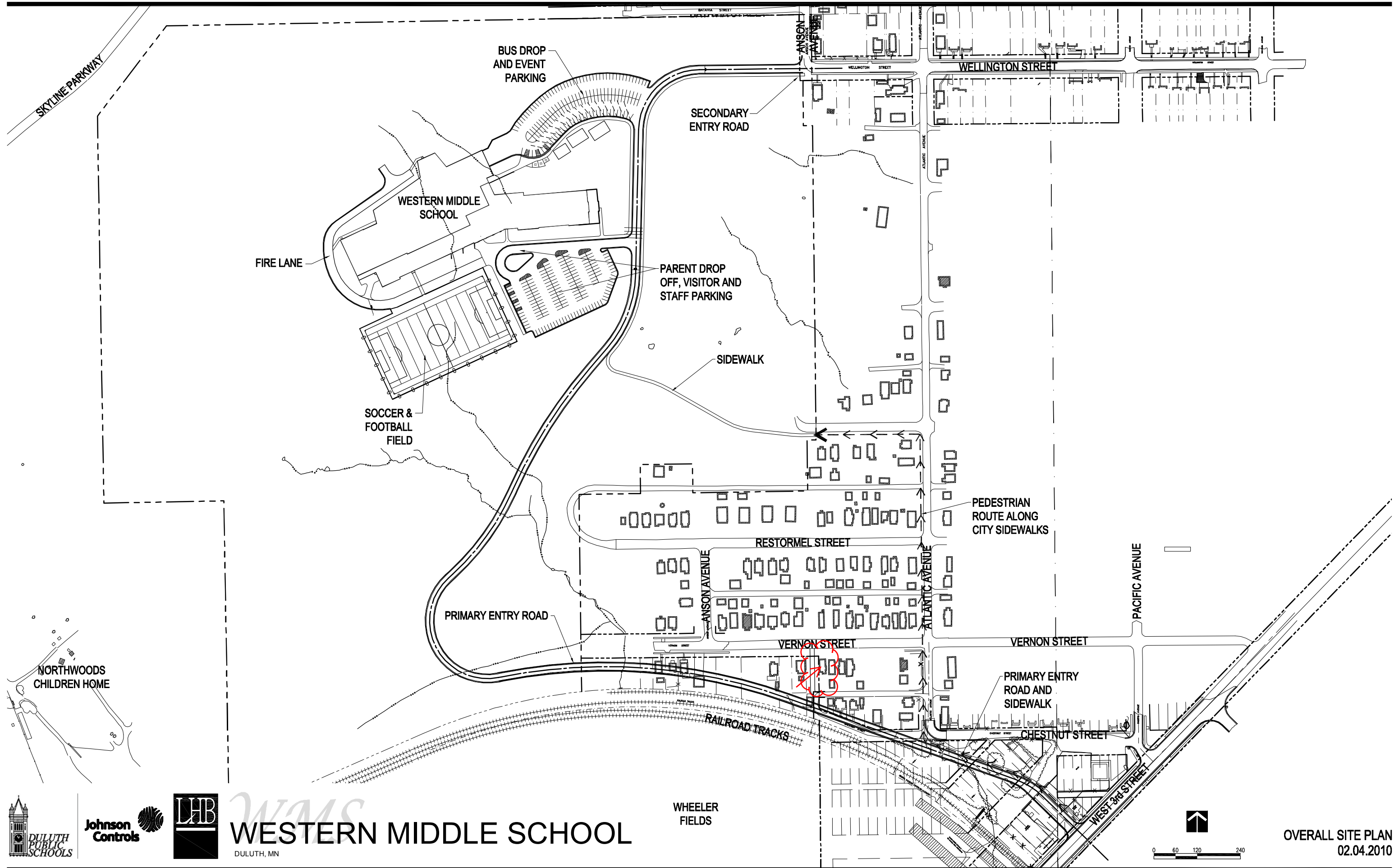
In July 2008, the Duluth School Board, by Resolution #B-7-08-2558, directed action be initiated to secure the purchase or other terms related to real property for the new Western Middle School to be located at the Wheeler North site. After working with the Architect and following meetings with the City of Duluth Planning and Engineering Departments, it was determined the real property located at 3322 Vernon Street is a required property.

This property will be impacted by rerouting an existing alley that would otherwise become dead ended due to the construction of the new Western Middle School access road.

The property owner is a willing seller and has signed a purchase agreement to sell the property to the School District.

It is recommended the School Board approve Resolution B-2-10-2741 – Authorizing the Purchase of Real Property Located at 3322 Vernon Street.

Attachments – Site Plans
Resolution



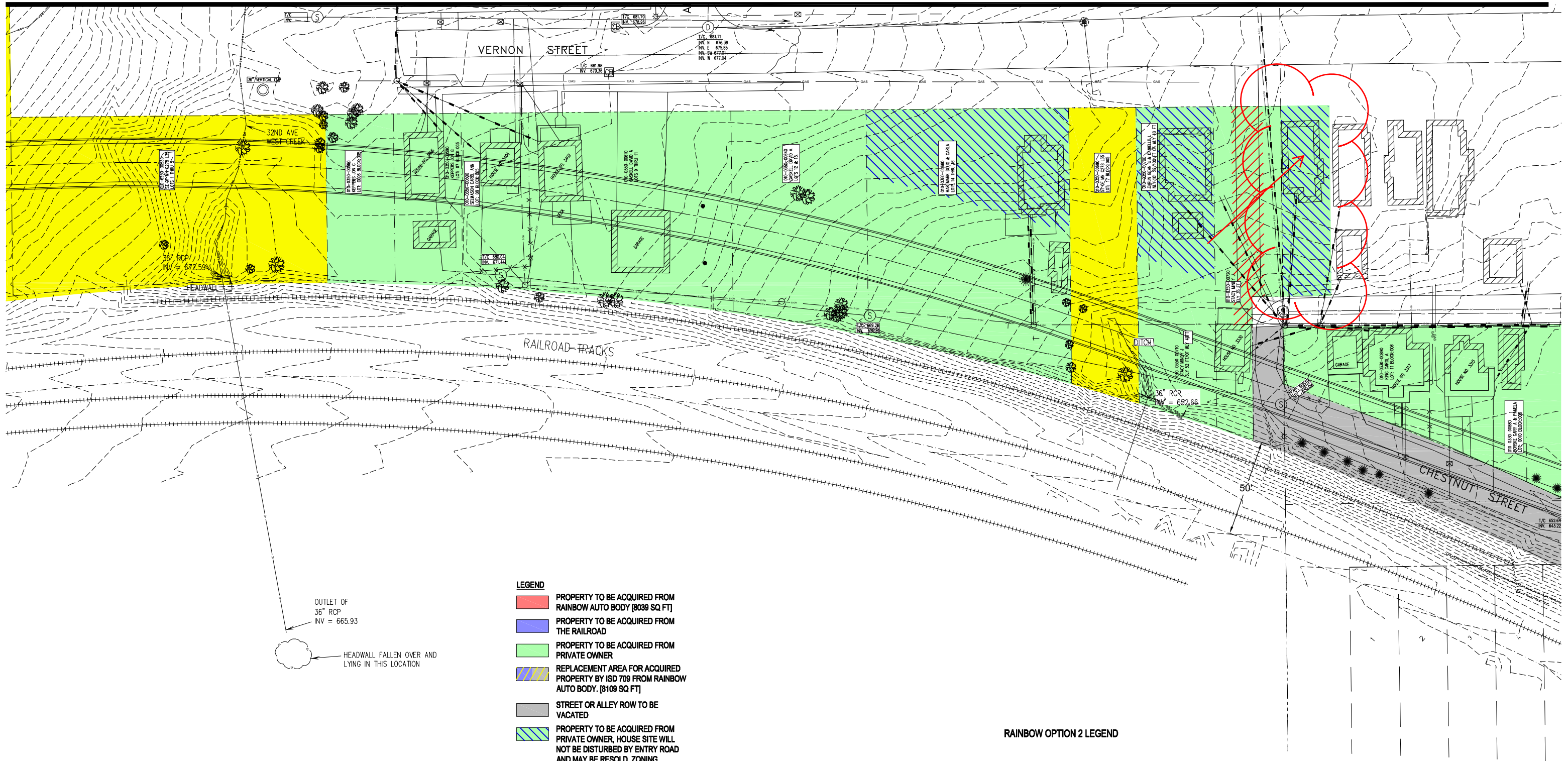
WESTERN MIDDLE SCHOOL

DULUTH, MN

WHEELER FIELDS



OVERALL SITE PLAN
02.04.2010



REVIEW WITH
PROPERTY
OWNERS
02.01.2010

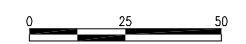
④ 02/01/2010	PROPERTY OWNERS
③ 01/28/2010	DISTRICT REVIEW
② 12/17/2009	LRFP CITY MTG.
① 12/15/2009	CITY ENG. MTG.
① 12/10/2009	REVIEW WITH OWNERS
DATE	REVISION



Johnson Controls



WESTERN MIDDLE SCHOOL
DULUTH, MN



ENTRY ROAD PROPERTY
PLAN
SHEET 3 OF 5

RESOLUTION

Authorizing the Purchase of Real Property Located at 3322 Vernon Street

WHEREAS, the School Board by Resolution B-6-07-2452 adopted a Long-range Facilities Plan for the District, and therein also directed the District's administrative staff to commence with the identification and negotiation of land to be acquired as identified in the Plan; and

WHEREAS, the Administration working with Johnson Controls and the District's Legal Counsel have identified property and negotiated terms to purchase the property described above; and

WHEREAS, said property will be used for school purposes including the purposes set forth in Minnesota Statute Section 123B.51.

NOW, THEREFORE, BE IT RESOLVED that the School Board hereby authorizes the purchase of real property located at 3322 Vernon Street, Assessor's Parcel No. 010-0330-00730, further described as Lot 1, Block 6, Bryant Addition to Duluth, First Division, City of Duluth, in St. Louis County, and;

BE IT FURTHER RESOLVED that the School Board authorizes the School Board Chair to execute a purchase agreement and all other documents required for closing this purchase transaction.